

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
APRIL 3, 2013**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 P.M., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

**PRESENT: Cone, Carpenter, Guarino, Valenzuela, Rodriguez, Connor**

**ABSENT: Barrera, Tak, Salas, Shafer, Zuniga**

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

- |                       |   |
|-----------------------|---|
| 1. Case No. 2013-091  | 9101 Graf Rd.                                   |
| 2. Case No. 2013-092  | 278 W. Market                                   |
| 3. Case No. 2013-093  | 110 W. French Pl.                               |
| 4. Case No. 2012-084  | 214 W. Rosewood                                 |
| 5. Case No. 2013-094  | 1001 S. Alamo                                   |
| 6. Case No. 2013-043  | 402 Dwyer                                       |
| 7. Case No. 2013-085  | 302 E. Josephine                                |
| 8. Case No. 2012-235  | 122 Roy Smith (Formerly 219 Ave A)              |
| 9. Case No. 2013-086  | 400 Eagleland Dr.                               |
| 10. Case No. 2012-344 | River Walk/Phase 4 Improvements – Areas 15 & 17 |
| 11. Case No. 2013-089 | 1924 Howard                                     |
| 12. Case No. 2013-083 | 210 W. Elsmere                                  |

Commissioner Carpenter pulled item 5 from the Consent Agenda to be heard under Individual Consideration.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Rodriguez to approve the remaining cases on the Consent Agenda based staff recommendations.

**AYES: Cone, Carpenter, Guarino, Valenzuela, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**5. HDRC NO. 2013-094**

Applicant: Joey Cuellar

Address: 1001 S. Alamo

The applicant is requesting a Certificate of Appropriateness for approval to:

Install a dumpster screened by three planter boxes on the southwestern property line at 1001 S. Alamo, adjacent to an existing historic structure managed by the Madhatter's Tea House & Café. Two of the proposed planter boxes will be placed facing S. Alamo St. and one will be on the west side of the dumpster between it and the neighboring property line. The boxes will be on wheels to be rolled out of the way for the dumpster to be maintained and emptied.

**FINDINGS:**

a. An application for the placement of a dumpster in this location with a 6' high cedar fence as screening was heard by the HDRC on July 20, 2011, and August 3, 2011. On July 20, 2011, the HDRC referred this request to an onsite visit, which took place on July 26, 2011. At each of these meetings, several possible locations for the dumpster were discussed. At the HDRC meeting on August 3, 2011, the Commission voted to approve the placement of two, smaller trash receptacles beneath an existing awning, against the southwest side of the building at 1001 S. Alamo, with the proposed fencing to screen it. The original request for dumpster placement was made after the applicant received HDRC approval on October 6, 2010, to rehabilitate the structure at 1001 S. Alamo.

b. Staff performed a site visit to the property at 1001 S. Alamo on March 4, 2013. At that meeting, the location and screening of the dumpster were discussed, as well as site constraints that limit potential locations for this item. The specific plants to be installed in the planter boxes were also discussed. Staff recommended the use of a plant that produces a scent and will grow to a substantial height, such as knockout roses.

c. Staff finds that the proposed planter boxes will screen this dumpster from view from the public right-of-way and are in keeping with the UDC Section 35-611, outlining what is eligible for Administrative Approval by the Office of Historic Preservation.

Staff recommends approval as submitted based on findings b and c.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Rodriguez to approve with the stipulation that the applicant return with the trellis and planter design for administrative approval.

**AYES: Cone, Carpenter, Guarino, Valenzuela, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**13. HDRC NO. 2013-088**

Applicant: Stan Dodd

Address: 732 N. Olive

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Demolish existing one car garage.
2. Remove existing wood fencing to construct a new driveway. The proposed new driveway will be 12 ft. wide closer to the street and will flare out closer to the garage to allow access.
3. Construct a new two car garage. The proposed garage will be 30'x25' with a gable composition shingle roof. The walls of the proposed garage will be board and batten siding. The garage overhead door will be wood.
4. Install a 6 ft. high motorized gate across the front of the driveway.

**FINDINGS:**

a. According to the Dignowity Hill Historic District survey, the house at 732 N. Olive was built in 1874 in the Victorian Italianate style.

b. According to the Sanborn Maps the existing garage building was built after 1952. It is not a contributing structure to the Dignowity Hill Historic District.

c. Historically, the property had an accessory building near its south east corner. Corner properties along Burnet Street and Olive Street typically have accessory buildings to the rear of the main structure that are accessed through side streets. Building an accessory structure at this location follows the development pattern of the area.

d. The proposed garage will use materials that complement the main structure. The massing, size and scale of the proposed garage will not overwhelm or cause adverse effect to the existing structure or its context.

e. Ribbon driveways are generally more appropriate to use in historic districts than a solid concrete driveway. Driveways found along Burnett Street are either ribbon or unpaved driveways with a simple apron at the street. Although the location of the proposed driveway is appropriate, reducing the amount of concrete helps maintain the overall character of the property and therefore a solid concrete driveway is not appropriate at this location consistent with the Guidelines for Site Elements 5.B.i.

f. An existing fence surrounding the back yard of the property exists. Installing a motorized gate at this location is appropriate in this case.

1. Staff recommends approval of item 1 as submitted based on finding a.
2. Staff does not recommend approval of item 2 as submitted based on finding e. Staff recommends that an unpaved driveway or a ribbon driveway no wider than 10 feet and a simple apron at the curb is used instead.
3. Staff recommends approval of item 3 as submitted based on findings c and d.
4. Staff recommends approval of item 4 as submitted based on finding f.

#### **COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve staff recommendations with the stipulation that drive be a 10' ribbon driveway filled in with pavers and a concrete parking pad.

**AYES: Cone, Carpenter, Guarino, Valenzuela, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

#### **14. HDRC NO. 2013-072**

Applicant: Office of Historic Preservation

Address: 1706 Broadway

The applicant is requesting a Finding of Historic Significance for the property at 1706 Broadway.

#### **FINDINGS:**

a. The one-story commercial building at 1706 Broadway was constructed by 1927 and once included the addresses of 1708 and 1710 as well. The address of 1710 Broadway was first listed in the City Directories as a service station in 1927. In 1929, the address of 1706 Broadway first appeared but was listed as vacant. In that same year, however, 1710 was listed as the Clarence Saunders Store No. 7. Clarence Saunders was the founder of the Piggly Wiggly grocery store chain. Newspaper ads from 1930 also indicate that 1706 Broadway was occupied by the Majestic Radio Company during that time. The building would later house Piggly Wiggly Store No. 11. Additional occupants in the 1940s and 50s included Denny's Bakery store, Broadway Sausage Co., and Broadway Frozen Foods Locker. The building appears to have had a variety of commercial tenants over the course of the 20th century. According to signage on the building, it was most recently occupied by a hunting supply and fur/leather store. The structure is currently vacant.

Staff recommends approval of land marking based on these findings.

#### **COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Rodriguez to approve a finding of historic significance based on findings a through e.

**AYES: Cone, Carpenter, Guarino, Valenzuela, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**15. HDRC NO. 2013-082**

Applicant: Wesley Shearrer

Address: 206 W. Hollywood

Withdrawn by the applicant.

- Approval of meeting minutes November 7 & 21, December 5 & 19, 2012.
- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 4:45 P.M.

APPROVED



Tim Cone  
Chair